

AIA® Document G704™ – 2000
Certificate of Substantial Completion

PROJECT:

24014 - Posh Airbnb
1801 21st Avenue South
Nashville, TN 37212

TO OWNER:

PROJECT NUMBER: 24-014

CONTRACT FOR: General
Construction

CONTRACT DATE: May 17, 2024

TO CONTRACTOR:

OWNER: ☐

ARCHITECT: ☐

CONTRACTOR: ☒

FIELD: ☐

OTHER: ☐

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty

Date of Commencement

LINES, INC.

ARCHITECT

BY

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: N/A

The Contractor will complete or correct the Work on the list of items attached hereto within N/A days from the above date of Substantial Completion.

PERKINS CONSTRUCTION

CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 3:00PM CST (time) on 05/12/2025 (date).

POSH

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)